



U.S. DEPARTMENT OF TRANSPORTATION

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260002-5

REGION FIFTEEN

1000 North Glebe Road
Arlington, Virginia 22201

DD/A 76-2004

APR 16 1976

IN REPLY REFER TO: 15-00.1

Office of General Counsel
Central Intelligence Agency
Washington, D.C. 20505

Dear Sir:

Enclosed please find a rezoning application for residential development on the south side of Dolly Madison Boulevard, west of the Evermay Subdivision. Our records indicate that a portion of the land originally acquired for the Fairbank Highway Research Station in this area was transferred to the CIA in 1957.

I apologize for the relatively short notice on this matter, but the announcement was originally transmitted to the Commerce Department and wound its way through channels before being received here April 12.

Sincerely yours,

James R. Dann
James R. Dann
Regional Counsel

Enclosure

STAT

R/LTB meets



Ch/RE Div.

1- D/OL
1- Subject

OL 6 2138



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

(703) 691-2265

James C. Wyckoff, Jr. - Executive Director
Michael J. Walker - Administrative Assistant
Betsy Ann Tiches - Clerk

March 23, 1976
DATE

PLANNING COMMISSION

Edward C. Gorski, Chairman
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Peter H. Brinkman, Parliamentarian
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RE: Rezoning Application No. 74-3-137

MORTIMER C. LEBOWITZ
(Name of Applicant)

31.12
(Number of Acres)

*Send to
Reg. 15*

Dear Property Owner:

Please be advised that on April 22, 1976, at 8:15 p.m. at the
(date, time and place)

Robinson High School, 5035 Sideburn Rd., Fairfax, Va.

the Fairfax County Planning Commission has scheduled a public hearing on

Rezoning Application 74-3-137 filed by Mortimer C. Lebowitz

which concerns the following parcel(s) of land 31-1-01-11. South side of Dolly
Madison Boulevard, immediately west of Evermay Subdivision.
(general location of property, should include tax map reference and street address)

The Board of Supervisors is also scheduled to hold a public hearing on
the same Rezoning Application on May 3, 1976, at 7:30 p.m. in the Board
(date, time and place)
Room, A Level, Massey Building, 4100 Chain Bridge Road, Fairfax, Va.

The Rezoning Application requests an amendment to the Zoning Ordinance
from the present RE-1 zoning district to the PDH-3 zoning
district. The proposed use for the subject property is Residential Development.

ZONING

§ 30-1

(c) Churches.

(10) Projected population density at full development.

DWELLING. A building containing only dwelling units. The term "dwelling" or any combination thereof shall not be deemed to include hotel, rooming house, motel, hospital or other accommodations used for more or less transient occupancy.

DWELLING TYPES.

Dwelling group. A building group consisting only of dwellings.

Dwelling, multi-family. A dwelling containing three or more dwelling units.

Dwelling, one-family. A dwelling containing one dwelling unit only and not occupied by more than one family.

30-1.8.8.1.4 **Dwelling, semidetached.** A one-family dwelling attached to another one-family dwelling by not to exceed one party or common wall. ✓

Dwelling, town house. One of a series of from three to ten attached dwelling units, separated from one another by continuous vertical walls without openings from basement floor to roof, and having diversified architectural facades or treatment of materials on both front and rear of the building group, with not more than four of any ten abutting town houses having the same architectural facades and treatment of materials, and with not more than three abutting town houses having the same front and rear setbacks. Minimum setback offset shall be one foot.

Dwelling, two-family. A dwelling containing two dwelling units only and not occupied by more than two families.

Dwelling, garden court hereafter referred to as **R-GC.** One unit of a series of one or more one-family detached dwellings erected on lots enclosed to the rear of

- 2a. d) A subdivision plat will be required for all R-T areas and where other divisions of land are involved.

Column 7 Floor Area:

NR

Column 8 Minimum Off-Street Parking Space:

1. For R-T uses, same as specified for R-T districts.
2. For all other multi-family uses, same as specified for RM-2M.
3. For commercial uses permitted, same as specified for C-N districts.
4. For special permit uses, same as specified under Section 30-7.1.4.

Column 9 Other Open Space:

1. For R-T uses, same as specified for R-T districts.
2. For all other multi-family uses, as specified under RM-2 districts.
3. For C-N uses, same as specified for C-N districts.
4. For special permit uses, same as specified in Section 30-7.2.2 (Group II) and Section 30-7.2.6 (Group VI).

✓ PLANNED DEVELOPMENT HOUSING (PDH) DISTRICT.

Intent and Purpose.

The PDH district is designed to encourage innovative and creative design and facilitate use of the most advantageous construction techniques in the development of land for residential uses of and for families of all income ranges. At the same time, the district regulations will insure ample provision for efficient use of open space, promote high standards in the layout, design and construction of residential development, insure the provision of dwellings within the means of families of low and moderate income and further the purposes and provisions of the comprehensive plan. To these ends, rezoning to and development under this district will be permitted only in accordance with a detailed development plan and after approval of the plan by the Board of Supervisors in accordance with the procedures and standards contained in Article XV.

Column 1 Uses Permitted By Right:

Allowed subject to development plan approval:

1. One-family dwelling (as defined in Section 30-1.8.8.1.3)
2. Garden court dwelling (as defined in Section 30-1.8.8.1.7)
- ✓ 3. Semi-detached dwelling (as defined in Section 30-1.8.8.1.4)
4. Two-family dwelling (as defined in Section 30-1.8.8.1.6)
5. Town house dwelling (as defined in Section 30-1.8.8.1.5)
6. Multi-family dwelling (as defined in Section 30-1.8.8.1.2)
7. Accessory uses (as defined in Section 30-1.8.36.1) to the above permitted uses, and accessory buildings (as

476.34k

Supp. #15, 2-72

ONE-FAMILY RESIDENTIAL 1 ACRE. (RE-1) DISTRICT.

Column 1 Uses Permitted By Right:

Same as specified for RE-2.

Column 2 Special Permit Uses:

Same as specified for RE-2.

Column 3 Minimum Lot Size:

Area: All lots other than in approved subdivisions shall have a minimum area of one acre. In approved subdivisions, lot area shall have an average of one acre, and the minimum lot area shall be 40,000 sq. ft.

In subdivisions approved for alternate density development, the minimum lot area shall be 20,000 sq. ft.

Width: Interior lots shall have a minimum width of 150 ft. Corner lots shall have a minimum width of 175 ft.

In subdivisions approved for alternate density development, the interior lots shall not have any minimum width.

Column 4 Maximum Percentage of Lot Coverage:

In subdivisions approved for alternate density development, the total number of lots shall not cover more than 50% of the gross acreage of the subdivision and the maximum number of lots per gross acre shall not exceed .92.

Column 5 Maximum Height of Building:

Same as specified for RE-2.

Column 6 Minimum Yard Dimensions and Building Location Requirements:

Same as those specified for RE-2 districts, except

Side: In subdivisions approved for alternate density development a minimum side yard of 12 feet and a total minimum of 40 feet.

Column 7 Floor Area:

NR

Column 8 Minimum Off-Street Parking Space:

Same as specified for RE-2 districts.

SENDER WILL CHECK CLASSIFICATION TOP AND BOTTOM			
UNCLASSIFIED		CONFIDENTIAL	SECRET
OFFICIAL ROUTING SLIP			
TO	NAME AND ADDRESS	DATE	INITIALS
1	Deputy Director for Administration	21 APR 1976	
2	<i>John Malachuk</i>		
3	<i>Done have a problem?</i>		
4			
5		APR 1976	
6	<i>OL/E#C</i>		
	ACTION	DIRECT REPLY	PREPARE REPLY
	APPROVAL	DISPATCH	RECOMMENDATION
	COMMENT	FILE	RETURN
	CONCURRENCE	INFORMATION	SIGNATURE

Remarks:

Jack:

I believe this property is about a half-mile up Dolly Madison toward McLean on the opposite side of the street from us, between the Evermay development and Ballantine Lane.

[redacted] are checking this through, but if it is that far away, and in view of the type of rezoning sought, it certainly should not concern us. If it does concern us, we will have to get together and arrange for a presence at the rezoning hearing.

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[redacted]		DATE
Acting General Counsel		4/21/76
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